

011.A

0001

0320.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

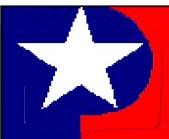
458,800 / 458,800

USE VALUE:

458,800 / 458,800

ASSESSED:

458,800 / 458,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	BRENTWOOD REALTY PARTNERS LL	Unit #:	320
Owner 2:			
Owner 3:			
Street 1:	60 PLEASANT ST #G12		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	458,800			458,800		149208
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	458,800	0	.	.	458,800		Year end	12/23/2021
2021	102	FV	452,200	0	.	.	452,200		Year End Roll	12/10/2020
2020	102	FV	439,100	0	.	.	439,100	439,100	Year End Roll	12/18/2019
2019	102	FV	369,900	0	.	.	369,900	369,900	Year End Roll	1/3/2019
2018	102	FV	304,200	0	.	.	304,200	304,200	Year End Roll	12/20/2017
2017	102	FV	282,300	0	.	.	282,300	282,300	Year End Roll	1/3/2017
2016	102	FV	282,300	0	.	.	282,300	282,300	Year End	1/4/2016
2015	102	FV	253,800	0	.	.	253,800	253,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.											
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No			10/11/2017	Measured	DGM	D Mann
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No			5/6/2000		197	PATRIOT
	18071-350		4/1/1987			No	No	N					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017												
5/6/2000												

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:		
Sty Ht: 5 - 5 Story																	
(Liv) Units: 1	Total: 1																
Foundation: 1 - Concrete																	
Frame: 2 - Steel																	
Prime Wall: 8 - Brick Veneer																	
Sec Wall:	%																
Roof Struct: 4 - Flat																	
Roof Cover: 4 - Tar & Gravel																	
Color: BRICK																	
View / Desir: V - Very Good																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units 1											
Year Blt: 1971	Eff Yr Blt:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:	Frpl:	Rating:	Other													
Jurisdict:	Fact: .	WSFlue:	Rating:	Upper													
Const Mod:				Lvl 2													
Lump Sum Adj:				Lvl 1													
				Lower													
				Totals	RMs: 4	BRs: 2	Baths: 1	HB									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Location: F - Front		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster		Total Units:		Interior:	1	4	2	0									
Sec Int Wall:	%	Floor: 3 - 3rd Floor		Additions:													
Partition: T - Typical		% Own: 0.903699994		Kitchen:													
Prim Floors: 4 - Carpet		Name: 16 - 6031		Baths:													
Sec Floors:	%			Plumbing:													
Bsmnt Flr:				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 3 - Electric																	
Heat Type: 6 - Elec Base/B																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0320.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
IMAGE AssessPro Patriot Properties, Inc																	